

ZONING BOARD OF REVIEW

AGENDA

WEDNESDAY, February 4, 2009
7:30 P.M. AT TIVERTON TOWN HALL
343 HIGHLAND ROAD

1. Tiverton Yacht Club (variance re-advertised)
2. Omnipoint Communications, Inc. (special use re-advertised)
3. Omnipoint Communications, Inc. (variance re-advertised)
4. MediaFLO USA, Inc by Gregory Mercier (special use)
5. Brian Kronsberg (special use)
6. Brian Kronsberg (variance)
7. Phyllis M. Peterson, Douglas A. & Kim D. Reid (variance)
8. Edward T. Rapoza (variance)
9. Tiverton Yacht Club (variance)
10. Susan Finn of Blackthorn LLC (variance)
11. Administrative Items (minutes, decisions, motions etc.)

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED **MUST** CALL 625-6715 SEVENTY-TWO (72) HOURS IN ADVANCE OF THE MEETING.

THE ABOVE LOCATION IS ACCESSIBLE TO THE HANDICAPPED.

The following petitions were received and will be heard by the Tiverton Zoning Board of Review on Wednesday, February 4, 2009 at 7:30 p.m. at the Tiverton Town Hall, 343 Highland Road.

A petition has been filed by the Tiverton Yacht Club, 58 Riverside Drive requesting a variance to Article V, Section 1 of the Tiverton Zoning Ordinance in order to permit existing lockers to remain located at 0 Riverside Drive, Tiverton, RI being Map 6-5, Block 73, Card 30 on Tiverton Tax Assessor's maps closer to the side yard setback than currently allowed in a waterfront zoning district.

A petition has been filed by Omnipoint Communications, Inc of Norton, MA requesting a special use permit to Article IV Section 5 (d) of the Tiverton Zoning Ordinance in order to erect a wireless communications facility consisting of a 140 foot monopole with antennas located at 1710 Eagleville Road, Tiverton, RI being Map 3-13 Block 108 Card 47E on Tiverton Tax Assessor's maps whereby a special use permit is required in an Industrial zoning district.

A petition has been filed by Omnipoint Communications, Inc of Norton, MA requesting a variance to Article V Section 1 and Article VI Section 5.b. of the Tiverton Zoning Ordinance in order to erect a wireless communications facility consisting of a 140 foot monopole located at 1710 Eagleville Road, Tiverton, RI being Map 3-13 Block 108 Card 47E on Tiverton Tax Assessor's maps exceeding maximum height and the setback requirements of a structure permitted above maximum height in an Industrial zoning district.

A petition has been filed for MediaFLO USA, Inc by Gregory Mercier of Woburn, MA requesting a special use permit to Article IV Section 2.n. and 2.o. of the Tiverton Zoning Ordinance in order to install two dishes (satellite receiving antennas) for a co-location at the existing telecommunications facility each at a size of 1.8 meters and exceeding the number of dishes per lot located at 66 Lafayette Road, Tiverton, RI being Map 2-6 Block 117 Card 26A on Tiverton Tax Assessor's maps whereby a special use permit is required in a R80 zoning district.

A petition has been filed by Brian Kronsberg of 26 Last Street, Tiverton, RI requesting a special use to and Article VII Section 4.b. and 4.c. of the Tiverton Zoning Ordinance in order to adjust an adjoining lot line by Administrative Subdivision located between 26 Last Street and 36 Last Street, Tiverton, RI being Map 1-14 Block 45 Cards 87 & 88 respectively leaving lot 88 with less than lot area and allowing an existing garage closer to the side yard setback which increases the non-conformity in a R30 zoning district.

A petition has been filed by Brian Kronsberg of 26 Last Street, Tiverton, RI requesting a dimensional variance to and Article V Section 2(d) and Section 1 of the Tiverton Zoning Ordinance in order to adjust an adjoining lot line by Administrative Subdivision located between 26 Last Street and 36 Last Street, Tiverton, RI being Map 1-14 Block 45 Cards 87 & 88 respectively leaving lot 88 with less than required lot frontage, area and width in a R30 zoning district.

A petition has been filed by Phyllis M. Peterson, Douglas A & Kim D Reid of Tiverton, RI requesting a variance from Article V Section 2.d. and Section 1 of the Tiverton Zoning Ordinance in order to redefine the property line between two parcels leaving 0 Highland Road with less than required frontage and leaving 96 Highland Road with an existing home closer to the front yard setback and an existing garage closer to the rear yard setback being Map 1-11 Block 92 Cards 33B & 31 respectively on Tiverton Tax Assessor's maps and located in a R40 zoning district.

A petition has been filed by Edward T Rapoza of 3425 Riverside Avenue, Somerset, MA requesting a variance from Article X Section 1.a.(4) and 1.a.(6) and Article IV Section 13.a. of the Tiverton Zoning Ordinance in order to manufacture & assemble mattresses and related products at 34-36 Main Road, Tiverton, RI being Map 9-7 Block 25 Card 10 on Tiverton Tax Assessor's Maps with less than required parking spaces and this use is not permitted in a General Commercial zoning district.

A petition has been filed by the Tiverton Yacht Club of 58 Riverside Drive, Tiverton, RI requesting a variance to Article XIV Section 5 of the Tiverton Zoning Ordinance in order to install an individual septic disposal system (ISDS) within 200 feet of the Sakonnet River to replace an existing ISDS at 58 Riverside Drive, Tiverton, RI being Map 6-5 Block 70 Card 5 on Tiverton Tax Assessor's maps because extension, enlargement or moving of a legal non-conforming use requires a variance in a R40 zoning district.

A petition has been filed by Susan Finn of Blackthorn LLC requesting a variance to Article V Section 1 and Article VII Section 4.b. of the Tiverton Zoning Ordinance in order to construct a new single family dwelling within the existing footprint of a previous structure at 282 Riverside Drive, Tiverton, RI being Map 6-6 Block 53 Card 24 on Tiverton Tax Assessor's maps closer to the front property line than allowed in a R40 zoning district.